

LAKE COUNTY BOARD OF COUNTY COMMISSIONERS

January 25, 2005

AGENDA

The Lake County Zoning Board held a public hearing at 9:00 a.m., on Wednesday, January 5, 2005, in the County Commissioners Chambers, 2nd Floor – Round Administration Building, 315 West Main Street, Tavares, Florida, to consider petitions for rezoning, conditional use permits, and mining site plans.

The recommendations of the Zoning Board are will be transmitted to the Board of County Commissioners for their Public Hearing to be held at 9:00 a.m., or soon thereafter, on **Tuesday, January 25, 2005**, in the County Commissioners Chambers, 2nd Floor – Round Administration Building, 315 West Main Street, Tavares, Florida.

BOARD OF COUNTY COMMISSIONERS MEMBERS:

Ms. Jennifer Hill, Chairman	District 1
Mr. Robert A. Pool	District 2
Ms. Debbie Stivender	District 3
Ms. Catherine Hanson, Vice-Chairman	District 4
Mr. Welton G. Cadwell	District 5

ZONING BOARD MEMBERS

Mr. Timothy Morris, Vice-Chairman	District 1
Mr. Scott Blankenship	District 2
Mr. James Gardner, Secretary	District 3
Mr. Robert Herndon	District 4
Mr. Paul Bryan, Chairman	District 5
Mr. Donald Miller, Member-at-Large	

COUNTY REPRESENTATIVES

Mr. William "Bill" Neron, County Manager
Mr. Sanford A. Minkoff, County Attorney

GROWTH MANAGEMENT DEPARTMENT REPRESENTATIVES

Mr. Gregg Welstead, Director, Department of Growth Management
Mr. Jeff Richardson, AICP, Planning Manager, Planning & Development Services Division
Mr. John Kruse, Senior Planner, Planning & Development Services
Mr. Rick Hartenstein, Senior Planner, Planning & Development Services
Ms. Shannon Suffron, Senior Planner, Planning & Development Services Division
Ms. Jennifer Dubois, Planner, Planning & Development Services
Ms. Mary Harris, Public Hearing Coordinator, Planning & Development Services Division
Ms. Sherie Ross, Public Hearing Coordinator, Planning & Development Services Division

LAKE COUNTY ZONING BOARD
January 5, 2005
AND
LAKE COUNTY BOARD OF COUNTY COMMISSIONERS
January 25, 2005

PUBLIC HEARING NO.	PETITIONER	AGENDA NO.	TRACKING NO
PH#2-05-4	Jack Fillman	1	#13-05-Z
PH#11-05-1	Gladys S. Biggers, Trust Steven J. Richey, P.A.	2	#4-05-Z
PH#4-05-1	David & Teresa DeMoss	3	#11-05-Z
PH#10-05-2	27 Properties Inc. Steven J. Richey, P.A.	4	#5-05-PUD/Amd
PH#9-05-2	Lake County Properties Inc. Steven J. Richey, P.A.	5	#6-05-PUD/AMD
PH#8-05-2	Sadie Balgobin NMK Holdings	6	#7-05-PUD
PH#3-05-5	Gary & Alice Miller John K. Wine, Broker	7	#12-05-CP
CUP#05/1/1-2	Eugene & Pamela Fischer S.T.E.P.S	8	#2-05-CUP
PH#6-05-3	2002-27 Limited, LLC Tim Green, Green Consulting	9	#9-05-Z
PH#12-05-2	Central Development/Greengrove Estate Roman O. Cowan	10	#3-05-PUD
PH#1-05-3	Edward Vrablik Tim Green, Green Consulting Group	11	#14-05-PUD
PH#78-04-2	Jon VanderLey Dale Ladd, Ladd Development	12	#86-04-CFD

TRACKING NO.: #13-05-Z

CASE NO: PH#2-05-4

AGENDA NO: # 1

OWNER: Jack Fillman

GENERAL LOCATION: Grand Island / Eustis area – Property located at the SE corner of CR 452 and Apiary Road. (29-18-26)

| **APPLICANT'S PRESENT AND REQUESTED CLASSIFICATION:** A request for rezoning from A (Agriculture) to R-1 (Rural Residential) for creation of residential lots.

EXISTING ZONING: A (Agriculture)

SIZE OF PARCEL: 4 +/-acres

FUTURE LAND USE: Urban

TRACKING NO.: #11-05-1

CASE NO: PH#11-05-1

AGENDA NO: #2

OWNER: Gladys S. Biggers, Trs.

REPRESENTATIVE: Steven J. Richey, P.A.

GENERAL LOCATION: Leesburg area – Property located N of Sunnyside Drive and E of Sleepy Hollow Lane. (28/29-19-25)

APPLICANT'S PRESENT AND REQUESTED CLASSIFICATION: A request for rezoning from R-1 (Rural Residential) to R-3 (Medium Residential) for construction of a single-family residential development.

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EXISTING ZONING: R-1 (Rural Residential)

SIZE OF PARCEL: 64 +/- acres

FUTURE LAND USE: Urban

TRACKING NO.: #11-05-Z

CASE NO: PH#4-05-1

AGENDA NO: #3

OWNER: David & Teresa DeMoss

GENERAL LOCATION: Bassville Park / Leesburg area – Property located adjacent to (west side) Silver Oaks subdivision and S of Poe Street and E of Radio Road. (2-19-25)

APPLICANT'S PRESENT AND REQUESTED CLASSIFICATION: A request for rezoning from R-6 (Urban Residential) to R-1 (Rural Residential) to allow for non-intensive agricultural use and residential use of the site.

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EXISTING ZONING: R-6 (Urban Residential)

SIZE OF PARCEL: 2.76 +/- acres

FUTURE LAND USE: Urban Expansion

TRACKING NO.: #5-05-PUD/AMD

CASE NO: PH#10-05-2

AGENDA NO: #4

OWNER: 27 Properties Inc.

REPRESENTATIVE: Steven J. Richey, P.A.

GENERAL LOCATION: South Lake County – Property lying E of US Hwy 27, approximately 5 miles N of Polk County line and 1 mile W of Orange County line. (10/11-24-26)

APPLICANT'S PRESENT AND REQUESTED CLASSIFICATION: A request for an amendment to the existing PUD Ordinance #39-93, to accommodate for a school, amend the lot size and setbacks for side yard from 5 ft to 5.5 ft. between buildings; and to clarify rear lot setback is 20 ft, and that accessory structures may be placed within 5 ft of rear property line.

EXISTING ZONING: PUD (Greater Lakes)

| **SIZE OF PARCEL:** 503.7 +/- acres

FUTURE LAND USE: Urban Expansion

TRACKING NO.: #6-05-PUD/AMD

CASE NO: PH#9-05-2

AGENDA NO: #5

OWNER: Lake County Properties Inc.

REPRESENTATIVE: Steven J. Richey, P.A.

GENERAL LOCATION: Four Corners / South Lake County area – Property located E of US 27/SR 25, N of the Savannahs and E of Siena Ridge subdivisions. (14/15-24-26)

APPLICANT'S PRESENT AND REQUESTED CLASSIFICATION: A request for an amendment to PUD Ordinance #24-91 to add a school site and an electrical substation, change the typical lot size, the side yard setback, and rear lot setback within the proposed single family residential development with general commercial uses and 100 room hotel.

EXISTING ZONING:PUD (Sawgrass Bay)

SIZE OF PARCEL: 388.7+/acres

FUTURE LAND USE: Urban Expansion

TRACKING NO.: #7-05-PUD

CASE NO: PH#8-05-2

AGENDA NO: #6

OWNER: Sadie Balgobin

REPRESENTATIVE: NMK Holdings Inc.

GENERAL LOCATION: South Lake County / Four Corners area – Property located W of US 27/SR 25, N of Silver Creek subdivision. (25-24-26)

APPLICANT'S PRESENT AND REQUESTED CLASSIFICATION: A request for rezoning from A (Agriculture) to PUD (Planned Unit Development) for the construction of a single-family residential development.

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EXISTING ZONING: Agriculture

SIZE OF PARCEL: 20 +/- acres

FUTURE LAND USE: Urban

TRACKING NO.: #12-05-CP

CASE NO: PH#3-05-5

AGENDA NO: #7

OWNER: Gary & Alice Miller

APPLICANT: John K. Wine, RE Broker

GENERAL LOCATION: Astor area – Property located at the SE corner of Panther Road and Fern Road.
(7-15-27)

APPLICANT'S PRESENT AND REQUESTED CLASSIFICATION: A request for rezoning from LM (Light Industrial) and R-6 (Urban Residential) to CP (Planned Commercial) to allow for retail units and mini-warehouses.

EXISTING ZONING: LM and R-6

SIZE OF PARCEL: 3.5 +/- acres

FUTURE LAND USE: Rural

TRACKING NO.: #2-05-CUP

CASE NO: CUP#05/1/1-2

AGENDA NO: #8

OWNER: Eugene & Pamela Fischer (STEPS)

GENERAL LOCATION: Clermont area – Property located W of CR 561 and S of Rolling Hills subdivision.
(14-23-25)

APPLICANT'S PRESENT AND REQUESTED CLASSIFICATION: A request for a CUP (Conditional Use Permit) in A (Agriculture) to conduct horseback riding lessons.

EXISTING ZONING: Agriculture

SIZE OF PARCEL: 8.75 +/- acres

FUTURE LAND USE: Rural

TRACKING NO.: #9-05-Z

CASE NO: PH#6-05-3

AGENDA NO: #9

OWNERS: 2002-27 Limited, LLC

REPRESENTATIVE: Tim Green, Green Consulting Group

GENERAL LOCATION: Property located W of US 27 and N'ly of the Turnpike, approximately 5 miles S of Okahumpka. (7-21-25)

APPLICANT'S PRESENT AND REQUESTED CLASSIFICATION: A request for rezoning from A (Agriculture) to C-2 (Community Commercial) to allow for future commercial uses.

EXISTING ZONING: A (Agriculture)

SIZE OF PARCEL: 18.397 +/-acres

FUTURE LAND USE: Suburban

TRACKING NO.: #3-05-PUD/AMD

CASE NO: PH#12-05-2

AGENDA NO: #10

OWNERS: Central Development

REPRESENTATIVE: Roman O. Cowan

GENERAL LOCATION: South Lake County / Green Swamp Area – Property located W of SR 33 and N of Berry Groves Road. (6-24-25 and 31/32-23-25)

APPLICANT'S PRESENT AND REQUESTED CLASSIFICATION: A request for a text amendment to the existing PUD Ordinance #39-92 to include the keeping of horses as an accessory use to the residential development. (703 +/-acres)

EXISTING ZONING: PUD (Greengrove Estates)

SIZE OF PARCEL: 703 +/-acres

FUTURE LAND USE: GSACSC – Core Conservation

TRACKING NO.: #14-05-PUD

CASE NO: PH#1-05-3

AGENDA NO: #11

OWNERS: Edward Vrablik / Tradewinds

REPRESENTATIVE: Tim Green, Green Consulting Group

GENERAL LOCATION: Property located N of US 27/SR 25 and S of the Turnpike and West of O'Brien Road. (16/17-21-25)

APPLICANT'S PRESENT AND REQUESTED CLASSIFICATION: A request for rezoning from A (Agriculture) to PUD (Planned Unit Development) to allow for construction of a single-family residential development.

EXISTING ZONING: Agriculture

SIZE OF PARCEL: 456.01 +/- acres

FUTURE LAND USE: Rural

TRACKING NO.: #86-04-Z

CASE NO: PH#78-04-2

AGENDA NO: #12

OWNER: Jon VanderLey

REPRESENTATIVE: Ladd Development/ Dale Ladd

GENERAL LOCATION: Clermont – Property located E'ly of the Hartwood Pines subdivision, N of Hartwood Marsh Road and the Regency Phase I subdivision. (10-23-26)

APPLICANT'S PRESENT AND REQUESTED CLASSIFICATION: A request to rezone from A (Agriculture) to CFD (Community Facility District) for construction of a Charter School, K-5 Elementary, and 6-8 Middle School.

EXISTING ZONING: Agriculture

SIZE OF PARCEL: (9 +/- acres)

FUTURE LAND USE: Urban Expansion

